

1/13/10 9:07:51 <sup>SS</sup>  
DK W BK 625 PG 201  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020  
Emily Kaye Courteau Bar# 100570

*Ed  
Dowley*

Return To:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020

GRANTOR:  
Emily Kaye Courteau  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020 *NA*

GRANTEE:  
REO Properties Corporation  
350 Highland Drive  
Lewisville, TX 75067  
888-850-9398 *NA*

**Substitute Trustee's Deed  
Indexing Instructions**

Lot 1, Section A, Encore PUD, Sec 5 and Sec 8, T-2-S, R-9-W, Plat Bk 98, page 46, DeSoto Co., MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 26th day of September, 2007 and acknowledged on the 26th day of September, 2007, Sandra Reyes, An Unmarried Woman, As Sole Owner, executed and delivered a certain Deed of Trust unto Atty. Arnold M. Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2796 at Page 287; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Nationstar Mortgage, LLC by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3106 at Page 86; and

WHEREAS, on the 8th day of December, 2008 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2973 at Page 471; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated November 30, 2009 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 29th day of December, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at the Desoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 29th day of December, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at the Desoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 1, Section A, Encore Pud. Situated in Section 5, and Section 8, Township 2 South, Range 9 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 98, page 46, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale Nationstar Mortgage, LLC was the highest bidder and best bidder, therefore, for the sum of \$ and the same was then and there struck off to Nationstar Mortgage, LLC and it was declared the purchaser thereof; and

F08-3516

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Nationstar Mortgage, LLC, has requested transfer and assignment of its bid to REO Properties Corporation and has authorized the undersigned to convey the property described above to REO Properties Corporation and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Nationstar Mortgage, LLC, as the highest and best bidder to REO Properties Corporation, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto REO Properties Corporation the land and property herein described.

I convey only such title as is vested in me as Substitute Trustee

lhs/F08-3516

WITNESS MY SIGNATURE, this the 12 day of January, 2010.



Emily Kaye Courteau, Substitute Trustee

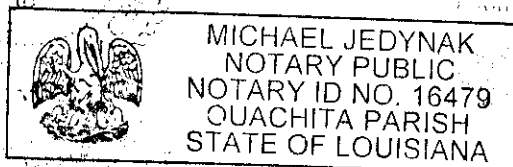
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 12 day of January, 2010, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized to do as Substitute Trustee.

NOTARY

AT DEATH  
MY COMMISSION EXPIRES



# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 26th day of September, 2007 and acknowledged on the 26th day of September, 2007, Sandra Reyes, An Unmarried Woman, As Sole Owner, executed and delivered a certain Deed of Trust unto Atty. Arnold M. Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2796 at Page 287; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Nationstar Mortgage, LLC by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3106 at Page 86; and

WHEREAS, on the 8th day of December, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2973 at Page 471; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 29th day of December, 2009, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at the Desoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 1, Section A, Encore Pwd. Situated in Section 5, and Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 98, page 46, in the office of the Chancery Clerk of Desoto County, Mississippi.

Volume No. 114 on the 8 day of Dec., 2009  
Volume No. 114 on the 15 day of Dec., 2009  
Volume No. 114 on the 22 day of Dec., 2009  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Diane Smith

Sworn to and subscribed before me, this 22 day of Dec., 2009

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 357 words @ .12 \$ 42.84  
B. 2 subsequent insertions of 714 words @ .10 \$ 71.40

I will only convey such title as is vested in me as Substitute Trustee publication and depositing to same \$ 3.00  
HER'S FEE: \$ 117.24

WITNESS MY SIGNATURE, this day November 30, 2009

Emily Kaye Courteau  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
lha/F08-3516  
PUBLISH: 12-8-09 / 12-15-09 / 12-22-09

ando, MS 38632 • 662.429.6397 • Fax: 662.429.5229